

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

77a Reserve Road, Beaumaris Vic 3193

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,360,000

&

\$1,420,000

Median sale price

Median price \$1,350,000

Property Type Unit

Suburb Beaumaris

Period - From 04/01/2024

to 03/01/2025

Source Property Data

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	13/33-35 Bodley St BEAUMARIS 3193	\$1,435,000	14/11/2024
2	2/26 Towers St BEAUMARIS 3193	\$1,350,000	09/11/2024
3			

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

04/01/2025 16:39



Property Type:
Agent Comments

Indicative Selling Price
\$1,360,000 - \$1,420,000
Median Unit Price
04/01/2024 - 03/01/2025: \$1,350,000

Comparable Properties



13/33-35 Bodley St BEAUMARIS 3193 (REI)

Agent Comments

 3  2  2

Price: \$1,435,000
Method: Private Sale
Date: 14/11/2024
Property Type: Apartment



2/26 Towers St BEAUMARIS 3193 (REI)

Agent Comments

 3  2  2

Price: \$1,350,000
Method: Auction Sale
Date: 09/11/2024
Property Type: Townhouse (Res)
Land Size: 383 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Barry Plant | P: 03 9586 0500



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